

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

Certificate of Notice

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Order Filed on February 25, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

In Re:

Randall L. Stewart and Michelle Stewart

Case No.: 19-24288

Adv. No.:

Hearing Date: 2/24/21

Judge: Michael B. Kaplan

ORDER VACATING STAY and CO-DEBTOR STAY

The relief set forth on the following page is hereby **ORDERED**.

.....

DATED: February 25, 2021

A handwritten signature in black ink, appearing to read "Michael B. Kaplan".

Honorable Michael B. Kaplan
United States Bankruptcy Judge

Page 2 Debtor: Randall L. Stewart and Michele Stewart Case No.:
19-24288-MBK Caption of Order: Order Vacating Stay

Upon the motion of Select Portfolio Servicing, Inc., as attorney in fact for The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A. f/k/a JPMorgan Chase Bank, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns ALT-A Trust, Mortgage Pass-Through Certificates, Series 2005-4 ("Secured Creditor") under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property and Co-Debtor Stay pursuant to 11 U.S.C. §1301 (c) as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue Secured Creditor's rights in regard to the following:

x Real property more fully described as:

34 Dixmont Avenue, Ewing, New Jersey 08628

It is further ORDERED that Secured Creditor, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the property at sheriff's sale (purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that Secured Creditor may join the Debtors and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other Chapter of the Bankruptcy Code.

It is further ORDERED that the Co-Debtor stay under 11 U.S.C. 1301 (c) is vacated. Secured Creditor shall serve this Order on the Debtors, any trustee, and any other party who entered an appearance on the motion.

In re:
Randall L. Stewart
Michele Stewart
Debtors

Case No. 19-24288-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Feb 25, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 27, 2021:

Recip ID	Recipient Name and Address
db/jdb	Randall L. Stewart, Michele Stewart, 34 Dixmont Ave, Ewing, NJ 08618-1837

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 27, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 25, 2021 at the address(es) listed below:

Name	Email Address
Albert Russo	docs@russotrustee.com
Aleisha Candace Jennings	on behalf of Creditor The Bank of New York Mellon ajennings@raslg.com
Harold N. Kaplan	on behalf of Creditor The Bank of New York Mellon hkaplan@rasnj.com informationathnk@aol.com
Laura M. Egerman	on behalf of Creditor The Bank of New York Mellon bkyecf@rasflaw.com bkyecf@rasflaw.com;legerman@rasnj.com
Rebecca Ann Solarz	on behalf of Creditor PNC Bank National Association rsolarz@kmlawgroup.com
Robert G. Swan	on behalf of Joint Debtor Michele Stewart lawofficeofrswan@aol.com
Robert G. Swan	on behalf of Debtor Randall L. Stewart lawofficeofrswan@aol.com

District/off: 0312-3

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Sindi Mncina

on behalf of Creditor The Bank of New York Mellon smncina@raslg.com

Thomas R. Dominczyk

on behalf of Creditor Flagship Credit Acceptance tdominczyk@mauricewutscher.com
thomas-dominczyk-5025@ecf.pacerpro.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10